

KAHANA RIDGE

NEWS LETTER

June 2010

Second Quarter 2010

PROXY RETURN AWARD

The two drawing winners were.... Mr. and Mrs. Chin who won the \$200.00 drawing and Mr. and Mrs. De Martini who won the \$100.00 drawing.

Term of Office Bylaw Change Status @ 58%

There is still time for those who have not voted for or against this proposed change to the Bylaws creating staggered terms of office for the Directors. Owners are encouraged to return their mailed ballot for this Bylaw change which includes two year terms of office. We still **need 75%** of all owners to vote for this change. **PLEASE VOTE BY RETURNING YOUR BALLOT FOR THIS SIMPLE CHANGE. Mahalo.**

NEW - Bylaw and CC & R Proposed Change

Under the current Bylaws and CC & R's the Association currently has no immediate lien rights. Much additional court costs and attorney fees are required for the Association to collect past debts. We have to correct this problem so that we do not continue to *lose money* and face higher monthly fees in the future. We need your help.

You will soon received a ballot that will allow us to change this situation. **Please vote to approve** this change and give your Board of Directors and the management company the tools needed to collect the money owed to the Association by those who do not pay their fair share. Without this change your monthly fees could go **WAY UP** in the future!

Clarification of Board Member Responsibility

The Board is made up of unpaid, elected property owners, who do not have authority over other owners. Only the full Board has enforcement responsibility over individual owners, including the Board members. The only individual who has day-to-day enforcement authority over owners is the Site Manager who enforces the Association's Bylaws and CC & R's on behalf of the Board

The individual Board members can only act, on behalf of the owners, in a Board meeting.

Individual Board members cannot act on behalf of the Board. Individual Board members who assume they can act on behalf of the Board are out of line, and may create misunderstandings for the Board and/or the Kahana Ridge Association. Actions by individual Board members on behalf of the Board, are inappropriate.

Owners having questions or concerns over various issues within Kahana Ridge are most welcome to express their concerns in writing to the Board, via the Site Manager, **OR** the Management company, (Destination Maui), **OR** the Kahana Ridge Website – <http://kahanaridge.org> click on “**About Us**” and select the Site Manager, any Board Member, or DMI. All website correspondence is forwarded to all Board members. **OR** you can email the Site Manager direct “**site_mgr@kahanaridge.org**”

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Information on Kahana Ridge Foreclosures and Bankruptcies

The Board of Directors does not publicize financial information about individual owners.

Prohibited Signage Reminder

It is election time and we all have our favorite candidates. However, please be reminded that our **CC & R's do not allow the displaying candidate signs** on property within the Kahana Ridge.

Parkway Trees and Stop signs

Although we owners are required to maintain the parkways adjacent to our homes, we do not own the subdivision planted trees. The Association owns and maintains the subdivision planted trees. Trees planted by an owner must be maintained by the owner. The owner is required to maintain them to a similar height and width as Association trees and to keep them from blocking views to "STOP" signs.

Common Traffic Infractions within Kahana Ridge – Annual Meeting

Failure to come to a complete stop at the top of Hoohui Road and Kahana Ridge Drive is a common occurrence and it may be just a matter of time before an accident occurs. The Board is reviewing possible corrective actions to this problem. Evaluation of additional signage, and/or installation of a speed bump will be discussed with local traffic experts.

At the Kahana Nui Road and Honoapiilani Highway entry-exit intersection, vehicle drivers are making illegal left turns towards Lahaina onto Honoapiilani Highway. Corrective measures will be discussed with local traffic experts, in addition to requesting periodic MPD patrols adjacent to the intersection.

Hoohui Road and Honoapiilani Highway Intersection Design

A letter has been sent to the County of Maui and the State of Hawaii requesting an evaluation of the current traffic flow design per several owners concerns. We are awaiting a response. We will install the letters on the Website, once received.

Multiple Streetlight Problem Solved

Cutting Edge, our landscape maintenance service, while recently evaluating sprinkler valve malfunctions found a wiring error, and called the Site Manager. An electrical contractor was called and it was found that the streetlights had been wired to the sprinkler system. The problem was corrected at a minimal cost, saving the Association the cost of a complete electrical survey. Cutting Edge has since examined all other sprinkler control valves to insure this problem would not be reoccurring elsewhere.

Sidewalk Parking

It is a violation of our CC & R's to park over or on the sidewalk, except for short periods in very temporary situations. Please do not park on or over sidewalks, this obstructs pedestrian traffic. Also, do not park with wheels in the parkway. Such parking can damage our irrigation system. Mahalo.

Reminder

The CC & R's do not allow overnight parking on the streets within Kahana Ridge. In an emergency, please call the Site Manager for permission for a limited time.